

# Pittsburg Redevelops Smelter Property into Town Center

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The Pittsburg Town Center redevelopment project in Pittsburg is funded through Tax Increment Financing (TIF) by the city of Pittsburg to revitalize a Brownfields area in one of the city's key commercial districts. A proposal, which included Home Depot as the anchor store with space for several other retail establishments, was selected for redevelopment of the property. An environmental assessment was conducted to research the past uses of the property. The results of the assessment identified an adjacent former zinc smelter facility with associated lead and cadmium impacts to soil on the Brownfields property.



**Historical records and environmental analysis showed the proposed property was once the site of a smelting operation, with significant contamination.**

Given this information, the developer, DJ Christie, Inc., entered the Brownfields property into the Voluntary Cleanup and Property Redevelopment Program (VCPRP) to address contamination at the property. An investigation confirmed lead and cadmium contamination at the property. The volume of contaminated material and potential remediation cost jeopardized the entire redevelopment project. Working together, KDHE, the city of Pittsburg, and DJ Christie, Inc. developed a remedy that provided a positive outcome for all parties. The chosen remedy called for encapsulation of the approximately

30,000 cubic yards of smelter waste material beneath the city street with an Environmental Use Control (EUC) for the encapsulated area. This approach alleviated environmental liability and exposure concerns, avoided costly offsite disposal or onsite treatment, and allowed redevelopment of the North Broadway property to continue.

The time needed to encapsulate the waste material threatened to delay construction, the cooperation between KDHE and Home Depot allowed construction to begin without waiting. Because the Home Depot lot, a smaller unit within the larger redeveloped property, was not impacted by contamination, KDHE was able to issue a sepa-

**Home Depot's commitment to working with the city of Pittsburg, the property developer and KDHE has helped to revitalize a portion of the city's commercial district.**



rate 'No Further Action' determination for the Home Depot lot in August 2004. This determination allowed construction of the Home Depot building and parking lot to begin, while encapsulation of the smelter waste material under the street was being completed in December 2004. Construction of the remaining lots began soon after the smelter waste material was removed. Redevelopment activities at Pittsburg Town Center have revitalized the North Broadway district of Pittsburg.